

042.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,074,200 / 1,074,200

ASSESSED:

1,074,200 / 1,074,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
112-114		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KHOSROWDAD MEHRAN	
Owner 2: COSIC JANJA	
Owner 3:	

Street 1: 112 WARREN ST UNIT #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MACDONALD WILLIAM ETAL/TRUSTEE -

Owner 2: MACDONALD FAMILY REVOCABLE TR -

Street 1: 210 KENT ST

Twn/City: SCITUATE

St/Prov: MA Cntry

Postal: 02066

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Wood Shingle Exterior and 3577 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 10 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5782	Sq. Ft.	Site			0	80.	1.03	1									474,767						474,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	5782.000	599,400		474,800	1,074,200		29301
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

USER DEFINED

Prior Id # 1:	29301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	23:16:10
LAST REV	
Date	Time
11/23/21	15:19:36
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	042.0-0005-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	599,400	0	5,782.	474,800	1,074,200		Year end	12/23/2021
2021	111	FV	599,400	0	5,782.	474,800	1,074,200		Year End Roll	12/10/2020
2020	111	FV	568,300	0	5,782.	474,800	1,043,100	1,043,100	Year End Roll	12/18/2019
2019	111	FV	501,600	0	5,782.	504,400	1,006,000	1,006,000	Year End Roll	1/3/2019
2018	111	FV	501,600	0	5,782.	367,900	869,500	869,500	Year End Roll	12/20/2017
2017	111	FV	470,700	0	5,782.	320,500	791,200	791,200	Year End Roll	1/3/2017
2016	111	FV	470,700	0	5,782.	273,000	743,700	743,700	Year End	1/4/2016
2015	111	FV	424,500	0	5,782.	267,100	691,600	691,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MACDONALD WILLI	70564-552		1/29/2018			1,093,000	No	No				Remainer John P MacDonald-->Trust	
MAC DONALD EILE	63601-320		5/13/2014	Convenience		1	No	No					
MAC DONALD EILE	36800-312		10/23/2002	Family		1	No	No					
	21069-390		3/1/1991			1	No	No	A				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/9/2018	1682	Re-Roof	9,547	C					4/1/2021	I & E Return	JO	Jenny O					
7/7/2014	781	Siding	10,437						6/19/2019	I & E Return	JO	Jenny O					
									4/11/2019	SQ Returned	JO	Jenny O					
									11/18/2018	MEAS&NOTICE	CC	Chris C					
									4/1/2009	Measured	201	PATRIOT					
									2/29/2000	Measured	268	PATRIOT					
									11/1/1991		PM	Peter M					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	20 - Apts 4-8			Full Bath:	4	Rating:	Average														
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:															
(Liv) Units:	4	Total: 4		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	4	Rating:	Average														
Color:	BROWN			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C+ - Average (+)			CONDOS INFORMATION																	
Year Blt:	1900	Eff Yr Blt:		Location:		Total Units:															
Alt LUC:		Alt %:		Floor:		% Own:															
Jurisdct:		Fact: .		Name:																	
Const Mod:				DEPRECIATION																	
Lump Sum Adj:				Phys Cond:	AG - Avg-Good	26.	%														
INTERIOR INFORMATION				Functional:		%															
Avg Ht/FL:	STD			Economic:		%															
Prim Int Wal:	2 - Plaster			Special:		%															
Sec Int Wall:	1 - Drywall	%		Override:		%															
Partition:	T - Typical			CALC SUMMARY																	
Prim Floors:	3 - Hardwood			Total:	26.4	%															
Sec Floors:	4 - Carpet	%		COMPARABLE SALES																	
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	140.00																
Subfloor:				Size Adj.:	0.94354206																
Bsmnt Gar:				Const Adj.:	0.99989998																
Electric:	3 - Typical			Adj \$ / SQ:	132.083																
Insulation:	2 - Typical			Other Features:	194500																
Int vs Ext:	S			Grade Factor:	1.10																
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																
Heat Type:	3 - Forced H/W			NBHD Mod:																	
# Heat Sys:	4			LUC Factor:	1.00																
% Heated:	100	% AC:		Adj Total:	814404																
Solar HW:	NO	Central Vac:		Depreciation:	215003																
% Com Wal		% Sprinkled		Deprecated Total:	599401																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0005-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									